

Lumpkin County Building Inspection Guidelines

The following is the order inspections shall be called in and performed. These inspections shall be called in at least 24 hrs. in advance. Please have your permit number ready when requesting an inspection this decreases time and workload to staff and ensures that your inspection is scheduled properly.

1. **Initial erosion control inspection** – This will make sure that all erosion control items are in place and properly installed according to minimum requirements as per the Georgia Manual for Erosion Control. (The Green Book) This inspection will take place prior to any building inspection. No other building inspections will be conducted until the Lumpkin County Environmental Inspector has signed off this initial erosion control inspection.

2. **Footing** – this inspection is normally done when the project is ready for concrete to be placed. The footing should be square and the bottom level should be on solid ground and compacted. There should be no roots or other items in the footing area. The minimum size footing is based on the building code, the size of the foundation wall and the number of floors above.

3. **Under slab Plumbing** – any plumbing that will be under concrete must be inspected and passed before preparing the slab for inspection. The plumbing must be complete and have a leak test in place when you call for this inspection.

4. **Slab** – you may or may not require a slab inspection depending on the type of construction and on monolithic slab type construction (commonly called a slab house). If you have any question about whether you need a slab inspection or not please call the inspector. When you request a slab inspection please have any previously inspected under slab plumbing covered, the area level with gravel and polyethylene moisture barrier (min. 6 mil.) in place. Any load bearing areas must be excavated to provide proper thickness of concrete of support. (Please call the inspector with any questions).

5. **2nd Erosion Control Inspection** – this inspection will ensure that all BMP's are working properly and are being maintained. Any corrections that need to be done will have to be re-inspected prior to any other building inspections. This inspection will also make sure that any disturbed area has been temporarily stabilized with mulch or seed. (Remember that these are just the **MINIMUM** requirements according to the green book)

6. **Rough In** – this inspection is performed when the structure of the house (framing) and all of the rough plumbing, wiring and mechanical is completed but, before any insulation is installed. (Insulation should not be installed prior to receiving approval on all phases of the rough-in inspection, if insulation is placed the inspector cannot see the work and may leave without completing the inspection and require the insulation to be removed before returning). At this time all subcontractor affidavits need to be in no final inspection will be scheduled if any affidavits have not been received.

7. **Final** – this is the last inspection. The house should be complete and ready for occupancy. All porches, decks, steps, handrails and exterior doors should be in place. All appliances that connect to the water, electric, plumbing or gas should be installed and ready for use. All scaffolding and toe boards removed. The driveway should be complete and paved inside certain classes of

subdivisions, houses located off county roads should have their driveway paved from the edge of asphalt to the edge of right of way. All areas disturbed should be stabilized by means of permanent vegetation and mulched. Address must be posted on house and mailbox.

In order to receive a Certificate of Occupancy the final inspection must be passed and a copy of the approved Septic permit from the Health Department be furnished. And any additional fees owed must be paid. After a Certificate of Occupancy is issued the power company will be contacted and authorized to connect permanent power.

To purchase a building permit in Lumpkin County the following items are required:

- ⌚ A copy of a recorded plat of the property on which you intend to build, or if in a recorded subdivision the street name and lot #.
- ⌚ A copy of a recorded easement if the property does not front a county road
- ⌚ A detailed site plan that shall include the following where applicable:
 1. Location of proposed and existing improvements. (buildings, driveways, wells, septic tanks, etc....)
 2. Building footprint
 3. Front, side and rear setback lines
 4. Property boundary
 5. Location of all state waters within 200' of the property
 6. Distance from disturbed area to creeks, rivers, and all state waters
 7. Proposed septic location
 8. Any individual lot or home site where land disturbance will be within 200' of state waters will require an ESCP plan. (This will not be required for secondary permittees inside common developments where the primary has provided typical and situational E & S plans for each lot)
- ⌚ A copy of the approved septic tank permit, or if on sewer a copy of the paid receipt or a letter indicating approval to tap on.

To obtain a Certificate of Occupancy the following is required:

- ⌚ Satisfactory completion of all listed inspections below
 1. Initial Erosion Control Inspection
 2. Footing
 3. Under slab plumbing
 4. Slab
 5. 2nd Erosion Control Inspection
 6. Rough-in
 7. Final
- ⌚ Payment of outstanding re-inspection fees.
- ⌚ A copy of the approved / completed septic permit from the health department.
- ⌚ All subcontractor affidavits.